



Planning Board

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**AMENDMENT #2
OF DECISION
06-08**

Quarry Woods PCRC

Planned Conservation Residential Community (PCRC) Special Permit

November 27, 2007

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to Creighton and Yin Peet, 157 School Street, Wayland, MA (hereinafter the Applicant) dated September 26, 2006 and previously amended on March 27, 2007 (hereinafter the Original Decision). It is in response to the Applicant's request for an amendment of the Plan approved under the Original Decision to allow utility lines to be installed above ground.

The Applicant presented the requested change to the Board on November 27, 2007. Board members Greg Niemyski (Chairman), Michael Densen, Ruth Martin, Alan Mertz, Bruce Reichlen, and associate members Roland Bourdon III and Ryan Bettez were present. The minutes of the meeting and submissions, on which this decision is based upon, may be referred to in the Office of the Town Clerk or in the Acton Planning Department.

1 EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

- 1.1 "Request Amending Plans for 68 Quarry Road, Acton – Change Utility Lines from Under-Ground to Above-Ground", received on 11/27/07.
- 1.2 N-Star utility plan CIR #307-1351H1, Quarry Road, Acton, W.O. #1609293, received on 11/27/07 (one sheet).
- 1.3 E-mail correspondence from Yin Peet to Roland Bartl, dated 11/21/07, plus string of preceding e-mails to 11/09/07.

Exhibits 1.1 and 1.2 are referred to herein as the Revised Plan.

2 FINDINGS AND CONCLUSIONS

The Plan as approved under the Original Decision shows underground utility lines. The proposed Revised Plan is to install above-ground utility lines. The location is in a wooded area that will sufficiently screen above-ground lines and poles.

3 **BOARD ACTION**

Therefore, the Board voted to **APPROVE** the proposed Revised Plan to install above-ground utility lines subject to the following conditions.

3.2 **CONDITIONS**

- 3.2.1 All poles, anchors, guy wires, cables, and lines shall be located entirely within or above land owned by the Applicant in fee or by easement.
- 3.2.2 This Decision Amendment shall be recorded by the Applicant at the Middlesex South District Registry of Deeds or the Land Court together with the Original Decision.
- 3.2.3 Except as modified herein, the Original Decision, and the plan approved thereunder, shall remain in effect.

Signed on behalf of the Acton Planning Board

Roland Bartl, AICP, Town Planner

Copies to:

Applicant
Town Engineer
Natural Resource Director
Town Assessor

Building Commissioner
Municipal Properties Director
Town Manager
Historical Commission

Board of Health
Town Clerk
Fire Chief

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